

City of Raleigh Department of City Planning 1 Exchange Plaza Raleigh, NC 27601 (919) 996-2626 www.raleighnc.gov

Case File: A-39-15

Property Address: 602 E. Cabarrus Street

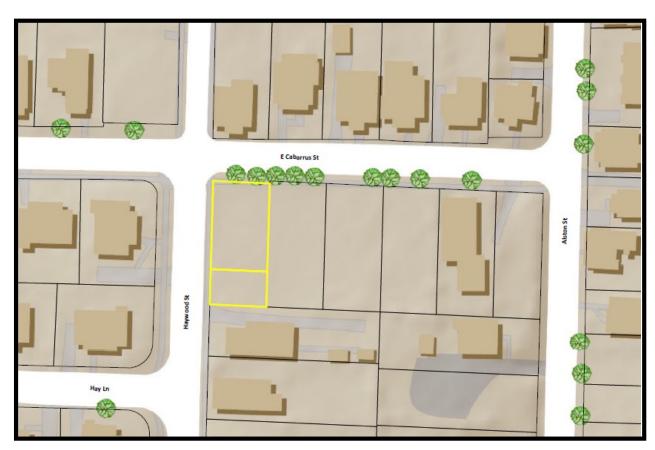
Property Owner: City of Raleigh – Housing and Neighborhoods Department

Project Contact: Britni Edwards

Nature of Case: A request for a a 15' corner side yard setback variance from the standards set

forth in Section 10-2075 of the Part 10 Zoning Code to allow for the construction of a detached house resulting in a 5' corner side yard setback on property zoned

Residential-20 located at 602 E. Cabarrus Street.



602 E. Cabarrus Street - Location Map

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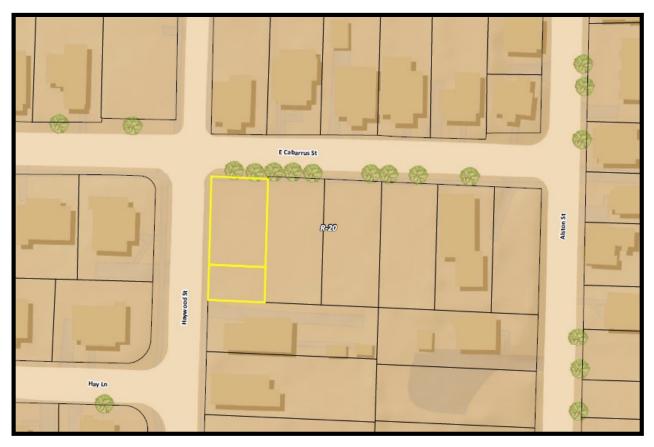
Case File: A-39-15

To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential 20



602 E. Cabarrus Street - Zoning Map

VARIANCE STANDARDS: In accordance with UDO §10.2.10 Variance, before a variance request is granted, the Board of Adjustment shall show all of the following:

- 1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

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that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback & Lot Standards: The subject property is zoned Residential 20

| Minimum | | | | |
|-------------------------------|--------------|--|--|--|
| Lot Area | 5000 sq. ft. | | | |
| Lot Width | 45' | | | |
| Corner Lot Width | 60' | | | |
| Lot Depth | 70' | | | |
| Front Yard Setback: | 20' | | | |
| Side Yard Setback: | 5' | | | |
| Corner Side Yard Setback | 20' | | | |
| Aggregate Side Yard Setback: | 15' | | | |
| Aggregate Front/Rear Setback: | 40' | | | |

7/6/15 A-39-15



Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

A-39-15

Nature of variance request (Submit addendum on separate sheet, if more space is needed.)

602 E Cabarrus Street is being recombined with 505 Haywood Street to create a buildable lot. A reduction of 15' in the side setback, creating a 5' side setback and an aggregate side yard of 10' is being request due to this being a small corner lot.

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.

| GENERAL INFORMATION | UNIONAL TELEST | | | |
|--|---|----------------------------------|--|--|
| Property Address 602 E Cabarrus Street | | Date | | |
| Property PIN 1713063726 | Current Zoning R-20 | | | |
| Nearest Intersection East Cabarrus Street and Haywood Street | | Property size (In acres) 0.07 | | |
| Property Owner City of Raleigh Housing & Neighborhoods | Phone 919-996-4330 | Fax 919-857-4359 | | |
| Department | Email britni.edwards@rale | ighnc.gov | | |
| Project Contact Person Britni Edwards | Phone 919-996-6967 | Fax 919-857-4359 | | |
| | Email britni.edwards@raleigh | nnc.gov | | |
| Property Owner Signature Muchell Adams Dans | Email Marchell.Adams-David@raleighnc.gov, ELL | | | |
| Sworn and subscribed before me this day of | Notary Signature and Seal Suble & Eldele | | | |
| _MAY , 20 \5_ | LESLIE H. ELD MY COMMISSION EX | PIRESHOV. 11 2018 4 ALIBI | | |

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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Variance Checklist

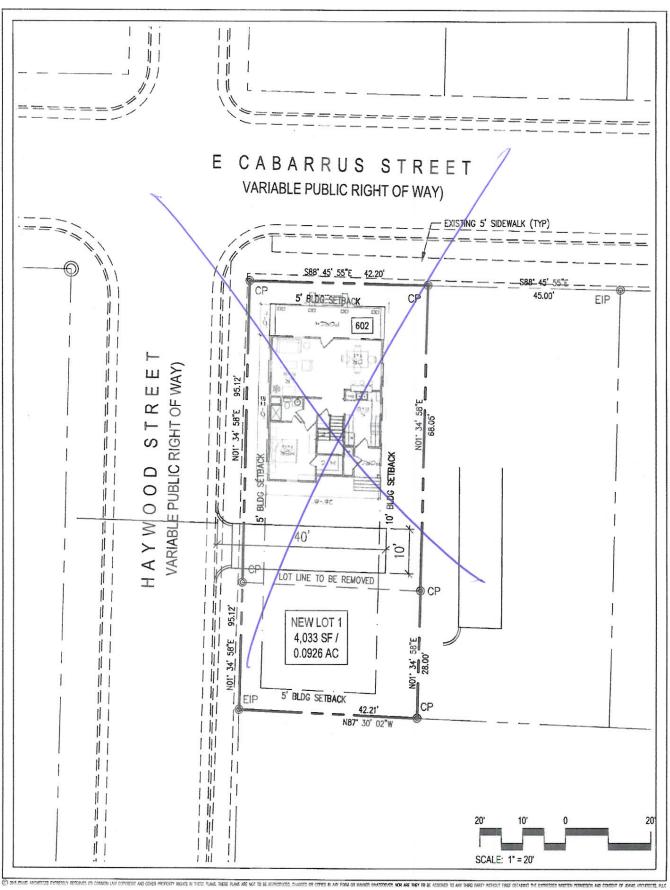
| TO | BE COMPLETED BY APPLICANT | YES | N/A |
|----|---|--------|-----|
| PR | E-SUBMITTAL REQUIREMENTS | i di s | |
| 1. | Pre-Application Conference with staff | / | |
| 2. | Completed Variance Intake Requirements sheet | V | |
| 3. | Variance applications shall be submitted to the Zoning Division, 4 th floor of One Exchange Plaza | / | |
| VA | RIANCE REQUIREMENTS | | |
| 1. | The property owner must be the applicant. | ~ | |
| 2. | A signed, notarized application and submittal fee are required. | ~ | |
| 3. | The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices. | V | |
| 4. | The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed. | 1 | |
| 5. | The Board of Adjustment is not empowered to modify zoning lines or grant a use variance. | V | |
| 6. | The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties. | / | |
| 7. | City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned. | / | |
| V | ARIANCE CONSIDERATIONS | | 5.4 |
| T | ne Board of Adjustment will review all variance requests against the following showings: | | |
| 1. | Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property. | ~ | |
| 2. | The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. | ~ | |
| 3. | The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. | ~ | |
| 4. | The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved. | V | |



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Variance Intake Requirements

| TO BE COMPLETED BY APPLICANT | | | | COMPLETED BY CITY STAFF | | |
|---|----------|----------|-----|----------------------------|-----|--|
| | YES | N/A | YES | NO | N/A | |
| General Requirements - Variance | | | | 100 | | |
| I have referenced the Variance Checklist and by using this as a guide, it will ensure that the application is processed in a timely manner | Ø | | | | | |
| 2. Variance application review fee (see Development Fee Schedule for rate) | | | | | | |
| 3. Completed, notarized application signed by the property owner | | | | | | |
| One set of stamped envelopes addressed to all property owners within 100 feet of the subject property | Q | | | | | |
| 5. List of all adjacent property owners | V | | | | | |
| 6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles | Ø | | | | | |
| 7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted | | d | | · | | |
| 8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation | | ·12/ | | | | |
| 9. Is variance needed to legalize an existing improvement? | | | | | | |

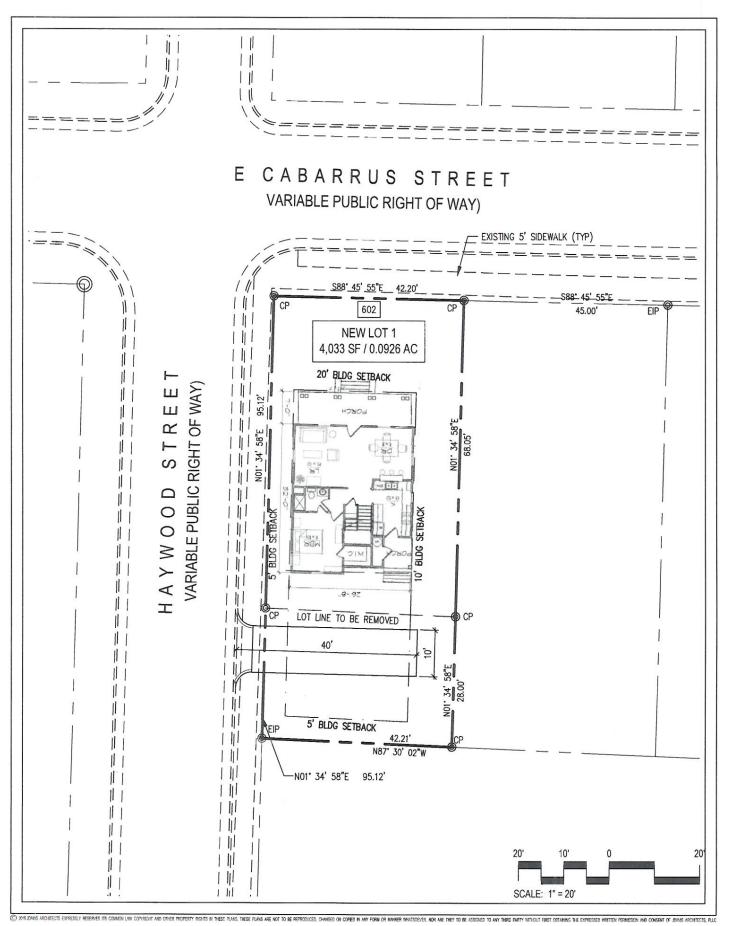






City of Raleigh Community Development Center Raleigh, North Carolina

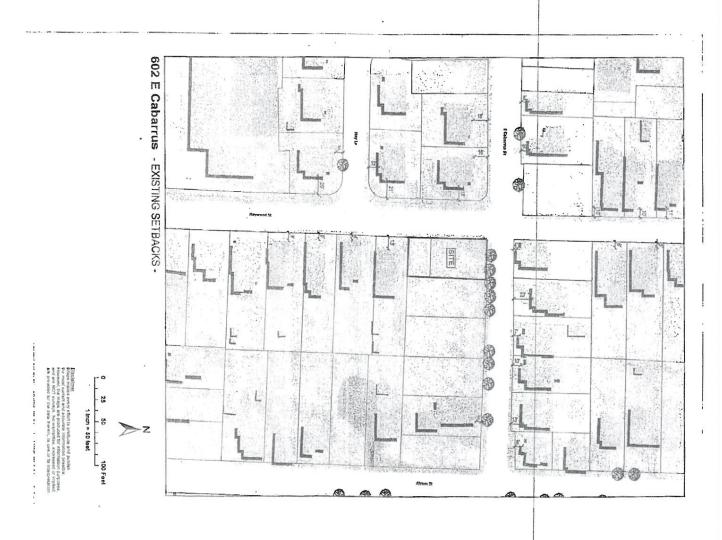






602 E Cabarrus

6/22/2015 11:47 AM P:\Land15\15049-602_Cabarrus\dwg\15049-602_E_Cabarrus-Exhibit-Setbacks03.dwg





Wake County Real Estate Data **Account Summary**

Maps Tax Bills

Real Estate ID 0080464 PIN # 1713063726

Location Address 602 E CABARRUS ST 602 EAST CABARRUS ST

Property Description

Account Search

Pin/Parcel History Search Results New Search

Account Buildings | Land | Deeds | Notes | Sales | Photos | Tax Bill | Map

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

| Property Owner RALEIGH CITY OF Use the Deeds tab above to vie | w any additional owners | Owner's Mailing A PO BOX 590 RALEIGH NC 270 | | 602 E CAB | |
|---|-------------------------|---|-----------|--------------|----------|
| Administrative Data | Transfer Informa | ation | Assesse | d Value | |
| Old Map # B011-B0062- | 0009 | | İ | | |
| Map/Scale 171 | 3 09 Deed Date | 5/29/1998 | Land Val | ue | \$19,600 |
| VCS 01R/ | 1549 Book & Page | 08071 1531 | Assessed | i | |
| City RALE | IGH Revenue Stamps | | Bldg. Val | ue | |
| Fire District | Pkg Sale Date | | Assessed | 1. | |
| Township RALE | IGH Pkg Sale Price | | | | |
| Land Class EXE | MPT Land Sale Date | | | | |
| ETJ | RA Land Sale Price | | Tax Relie | ef | |
| Spec Dist(s) | 1 | 1 | 1 | | |
| | R-20 Improvement Su | ımmary | Land Use | | |
| History ID 1 | | | | e Defermen | t |
| History ID 2 | Total Units | . 0 | | Deferment | |
| Acreage | .07 Recycle Units | 0 | Total De | ferred Value | |
| Permit Date 7/15/ | 1999 Apt/SC Sqft | | | | |
| Permit # 000004 | 8653 Heated Area | | | _ 1 - | |
| | | | | Tax Relief | |
| | 1 | | Assesse | | 040.000 |
| | | | Total Val | | \$19,600 |
| | | i | Assesse | d" | |

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID 0080464

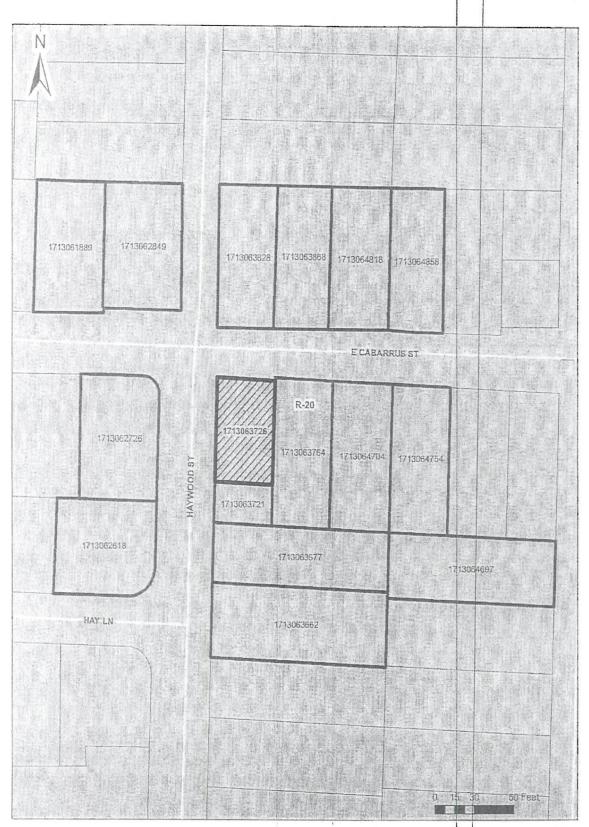
PIN# 1713063726

Location Address 602 E CABARRUS ST

Property Description 602 EAST CABARRUS ST Account Search.

Pin/Parcel History Search Results New Search
Account | Buildings | Land | Deeds | Notes | Sales | Photos | Tax BIN | Map

| Account Buildings Land De | eeds Notes | Sales I | Photos Tax Bi | Map | |
|---|--|------------------|-----------------|-------------------------------------|---------------|
| Building Location Address 602 E CABARRUS ST | Building Description 01RA549 | on | | | Card 01 Of 01 |
| Bldg Type Units Heated Area Story Height Style Basement Exterior Const Type Heating Air Cond Plumbing | Year Blt E Addns R Int. Adjust. Other Features | ff Year Remod | | dj. dj. % te Code Value | |
| Main and Addition Sum Story Type Code | | Units D | Other Imp | rovements | |
| M A B C D E F G H | Area Inc | Jims D | · | ode Year | % Inc Value |
| Building Sketch | | | | ograph //2011 | |
| | | 00 | 080464 12/0 | 05/2011 | |



602 East Cabarrus Street



1713063726 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

Dup

1713061889 HOME BUYERS DIRECT LLC 6139 MISTY RIDGE RD BROAD RUN VA 20137-1911

Dup

17130626 8
MPW INVESTMENTS LLC
114 LOCHWOOD EAST DR
CARY NC 27518-9735

1713062726 GRIFFIN, BERNA 500 HAYWOOD ST RALEIGH NC 27601-1930

Dwp

PRINGLE.

1713062849 SCHLIMME, JOHN 705 E EDENTON ST RALEIGH NC 27601-1131

Dup

1713063662 HOSSEINI, ASHKAN HOSSEINI, CYNTHIA KAROL 108 KINGSMILL RD CARY NC 27511-7240

1713063677
PRINGLE, RANDOLPH
CHARLOTTE
511 HAYWOOD ST
RALEIGH NC 27601-1929

1713063721 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590 1713063764 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

Dup

1713063828 BARAKAT, NEDAL 5609 TAHOMA CT RALEIGH NC 27606-9098

1713063868 SHARP REAL ESTATE INVESTMENTS LLC 603 E CABARRUS ST RALEIGH NC 27601-1911 1713064697 BLOW, JOHNNIE LORIS 508 ALSTON ST RALEIGH NC 27601-2014

1713064704 RALEIGH CITY OF PO BOX 550 RALEIGH NC 27602-0550 1713064754 RALEIGH CITY OF PO BOX 550 RALEIGH NC 27602-0550

17130648 B WEST, SANDRA SANDERS 335 ATHOL AVE OAKLAND CA 94606-1415.

1713064858 MILLS, EDDIE D 613 E CABARRUS ST RALEIGH NC 27601-1911